



JENNER HEADLANDS

SONOMA COUNTY
CALIFORNIA

CELCP GRANT APPLICATION

DECEMBER 2005



SONOMA LAND TRUST

...to protect the land forever

JENNER HEADLANDS
Sonoma County, California

Project Brief

Size:	Approximately 5,630 acres.
Location:	On the California coast, north of the mouth of the Russian River in Sonoma County, California.
Watersheds:	Portions of: Coastal, Russian Gulch, Jenner Gulch, Sheephouse Creek, Austin Creek, Kidd Creek, Brown's Gulch, Orr Creek. Sheephouse Creek is one of three reintroduction locations of the Coho Salmon re-establishment program in the Russian River tributary streams by CDFG, NOAA Fisheries, USACE, SCWA and others.
Species of Special Concern:	Northern spotted owl, red tree vole, bank swallow, Steelhead, Coho salmon.
Habitats:	Coastal prairie, redwood forest, redwood/Douglas fir mixed forest, oak woodlands, chaparral, meadow, riparian, seasonal wetlands. Portions designated as Significant Natural Area by CDFG's Wildlife and Habitat Data Analysis Branch.
Historic Uses:	Grazing, timber production
Near/Adjacent to Protected Lands:	Sonoma Coast State Beach: 10,000+ acres and 17 miles of coastline. SLT's Little Black Mountain Preserve: 560 Acres. Other protected lands in area: Over 10,000 acres.
Concurrent Adjacent Projects:	Pole Mountain, 240 acres located between the Jenner Headlands and Little Black Mountain Preserve.
Miles of Coastal Terrace Adjacent to State Parks:	Approximately 2.5 miles.
Miles of Scenic Highway 1:	Approximately 2.5 miles.
Landowners:	Sonoma Coast Associates, Russian River Redwoods, Gualala Redwoods, Inc.



Jenner Headlands

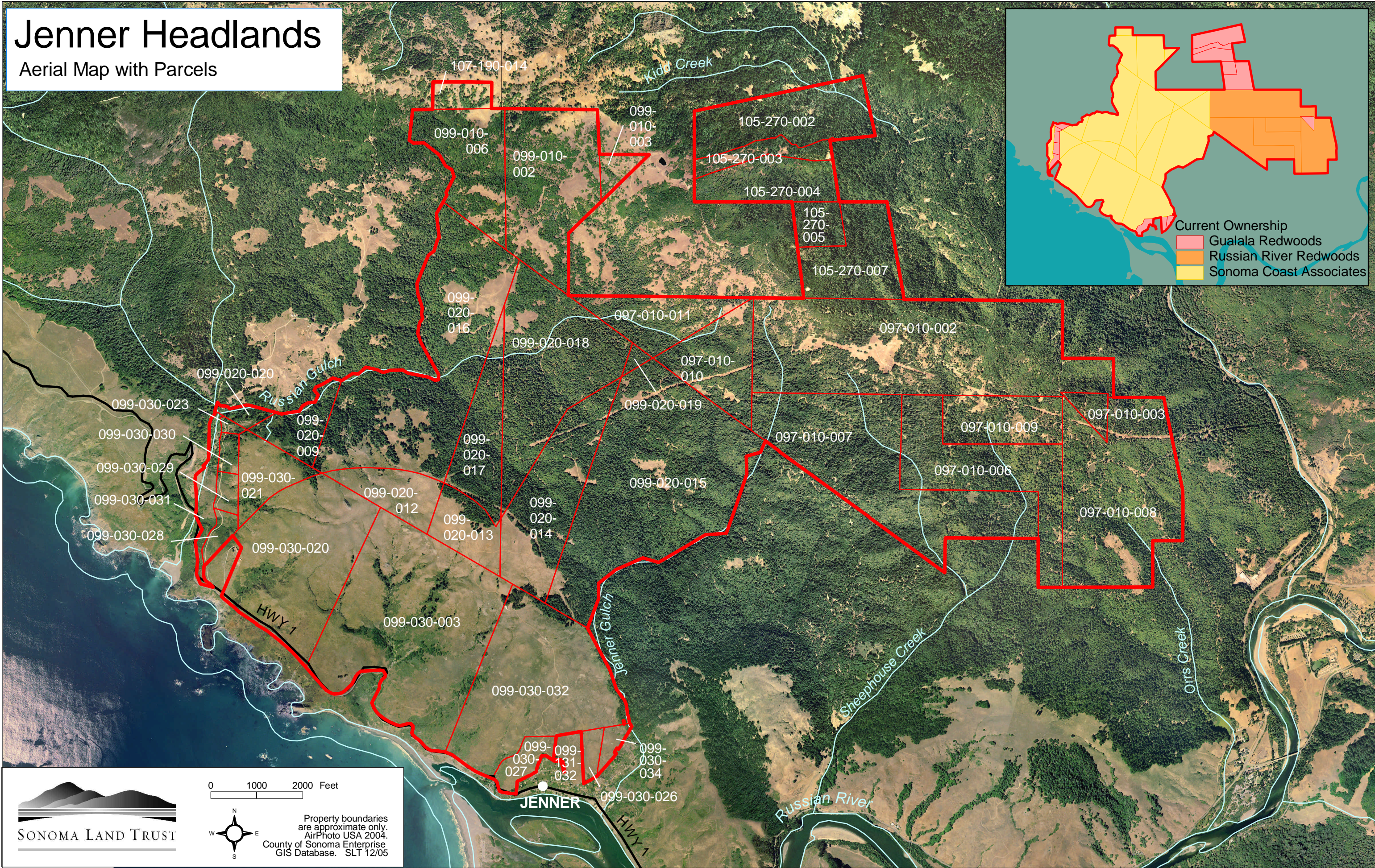
Location Map with Neighboring Protected Lands

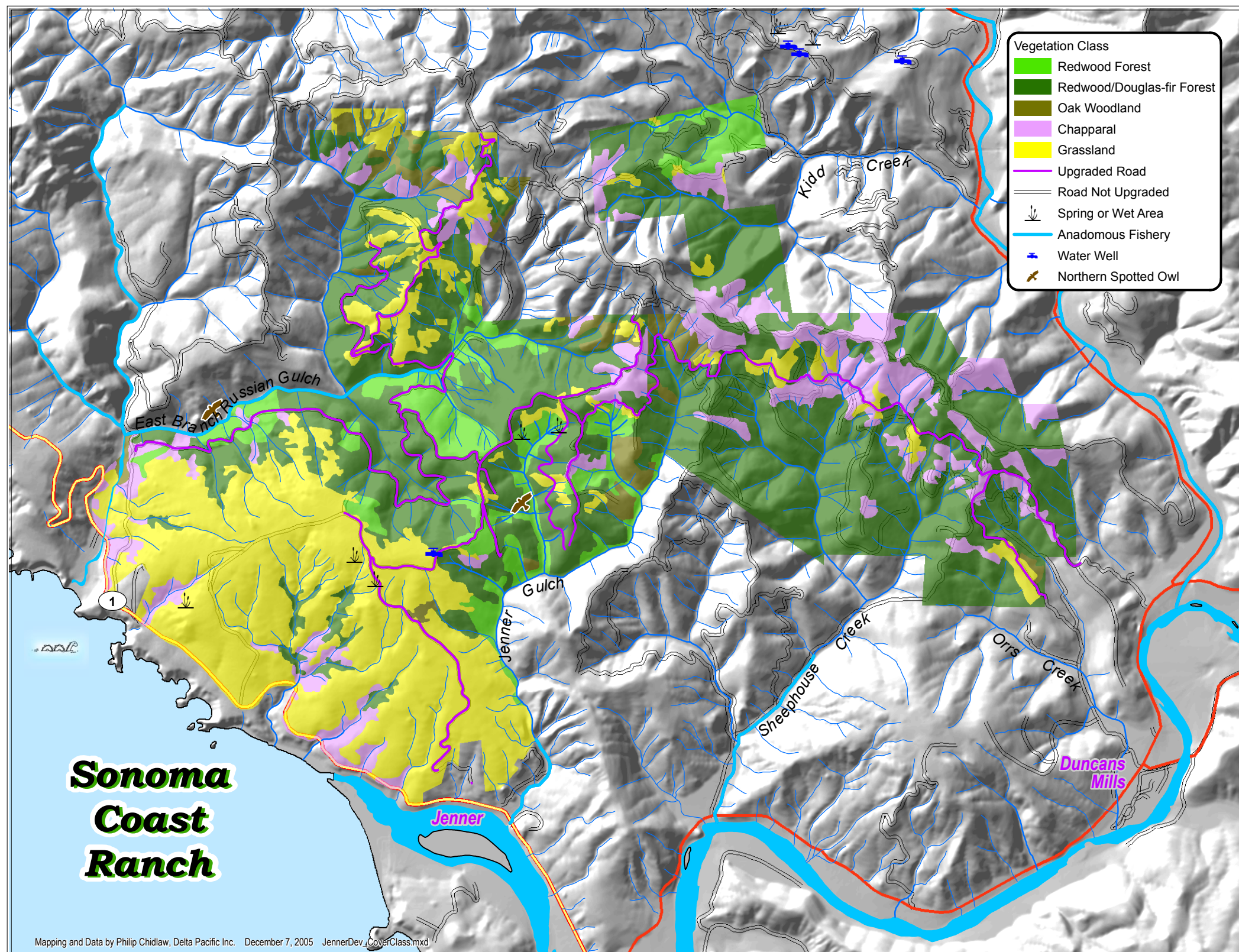


Map produced by Sonoma Land Trust 12/05.
All property boundaries are approximate only.
Data Source: SCAPOSD, SLT,
County of Sonoma Enterprise GIS Database.

Jenner Headlands

Aerial Map with Parcels





Project Application Checklist

(Note: NOAA may modify this checklist as needed, consistent with the Paperwork Reduction Act, to effectively implement the project application and selection process.)

The project applicant must complete and sign this Project Checklist and submit it to the National Oceanic and Atmospheric Administration, along with the other required application materials.

Applicant and Project Information

1. State: CALIFORNIA

2. Project Title: JENNER HEADLANDS

3. Project Location (Approximate): (City, County, Major Intersections)

SONOMA COUNTY COAST AT JENNER, WHERE THE RUSSIAN RIVER MEETS THE SEA.

4. Project Applicant: SONOMA LAND TRUST

5. Total Cost: <u>\$25,335,000+</u>	CELCP Federal share (requested amount):	<u>\$3,000,000</u>
	State/Local Match Contributions:	<u>\$22,335,000</u>
	Other Federal:	<u>\$</u>
	Other Non-Federal:	<u>\$</u>

I ATTEST THAT THE STATEMENTS MADE AND OTHER INFORMATION PROVIDED IN THIS CHECKLIST ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

Signature of Applicant

Date

Name of Signatory (please print or type):

Amy Chesnut

Title:

Acquisitions Director

Address:

966 Sonoma Avenue, Santa Rosa, CA 95404

Phone Number:

(707) 526-6930, Ext. 110

Email:

amy@sonomalandtrust.org

6. Project Eligibility: *(Check all that apply. CELCP projects should meet all of these criteria, please explain any blanks below. If you need additional room to explain responses, attach a supplemental sheet to the checklist.)*

The proposed project:

- ☒ Is located in a coastal or estuarine area;
- ☒ Provides 1:1 match in the form of non-federal funds or other in-kind contribution;
- ☒ Will be held in public ownership and provide for conservation in perpetuity;
- ☒ Will provide for access to the general public, or other public benefit, as appropriate and consistent with resource protection;
- ☒ Protects important coastal and estuarine areas that have significant conservation, ecological, historical, aesthetic, or recreation values, or that are threatened by conversion from their natural or recreational state to other uses;
- ☒ Can be effectively managed and protected;
- ☒ Directly advances the goals, objectives, or implementation of an approved state CELCP plan or coastal management plan or program or NERR management plan approved under the Coastal Zone Management Act (CZMA), national objectives of the CZMA, or a local, regional or state watershed protection plan involving coastal states with approved CZM plans; and
- ☒ Is consistent with the state's approved CZM program.

7. Public Benefit:

a. The acquisition will be publicly held or under a publicly-controlled easement and is for public benefit. The project does not improve private property for private or commercial gain.

☒ Yes ☐ No

b. The property will be accessible to the general public. ☒ Yes ☐ No

c. If the answer to 7.b. is No, check any of the following reasons that apply and explain why access to the property will be limited.

☐ Public Safety ☐ Resource Protection ☐ Geographically Isolated/Inaccessible

☐ School Outings ☐ Scientific Research ☐ Conservation Easement

☐ Other (Please explain)

- d. The property will be leased or rented. Maybe - X Yes No (If yes, please explain.) *(If you need additional room attach a supplemental sheet to the checklist)*

Based on recent studies and direct land management experience in Sonoma County, scientists and resource managers have documented that grazing can be an effective vegetation management tool for the benefit and enhancement of native plants and other natural resources. The property will be evaluated to determine if the current grazing activity is compatible with and helps achieve the conservation goals of the property.

- e. The public will be charged a user fee for access to or activities on the proposed property. Yes X No

If Yes, provide a description of the user fee that includes: how much, differential fees (if any), the need for the fees, and proposed use of the revenue. *(If you need additional room attach a supplemental sheet to the checklist)*

8. Title Opinion and Appraisal:

- a. Documentation that the current owner is a willing participant in a process of negotiation for possible sale of property, or interests in property, for conservation purposes is attached. (This documentation may be in the form of a letter of willingness or intent, option letter, contract, or similar form.) X Yes No
- b. The applicant has obtained and attached an independent appraisal performed by a state-certified appraiser. Yes X No
- c. A title opinion or title insurance report is attached. Yes X No

9. Location and Site Maps:

Site and location maps are included in the application X Yes No

A regional map showing the general location of the project and a map of the project site, which shows the location and extent of the proposed acquisition, as well as relationship to significant natural features (slope, wetlands, dunes, floodplains, access, etc.) and adjacent land uses should be included.

Compliance with Other Federal Authorities

10. State Historic Preservation Officer's (SHPO's) Clearance and National Historic Preservation Act:

- a. The project will affect properties listed on the National Register of Historic Places (<http://www.cr.nps.gov/nr/>), eligible to be listed, or otherwise protected by section 106 of the National Historic Preservation Act (www.achp.gov/nhnp.html) or a similar State Preservation Act. Yes X No

b. The Recipient has on file the SHPO's clearance. _____ Yes X No
(If No, the Recipient certifies, by signing this checklist, that the SHPO clearance is being sought and that land will not be purchased until SHPO clearance is received by the Recipient.)

11. National Flood Insurance Program:

a. Is the project located in a designated special flood hazard area, floodway or "V" zone on a National Flood Insurance Program Floodway Map (<http://www.fema.gov/maps>)?
_____ Yes X No (If No, go to 12)

b. Is the community in which the project is located, participating in the Flood Insurance Program (www.fema.gov/nfip)?
_____ Yes _____ No

12. Coastal Barriers Resource Act:

The project is located on a designated coastal barrier unit under the Coastal Barriers Resources Act (www.fws.gov/cep/cbrunits.html).
_____ Yes X No

If the answer is Yes, provide a brief statement below or attach to this checklist a brief analysis as to how the proposed project is consistent with the three CBRA purposes: to minimize (1) the loss of human life, (2) wasteful federal expenditures, and (3) damage to fish, wildlife and other natural resources. *(If you need additional room attach a supplemental sheet to the checklist)*

13. Endangered Species Act:

Might the proposed project adversely affect threatened or endangered species or critical habitat under the jurisdiction of the National Marine Fisheries Service (NMFS) or U.S. Fish and Wildlife Service (USFWS) as defined by the Endangered Species Act? (www.fws.gov/endangered) or (www.nmfs.noaa.gov/pr/species). _____ Yes X No

If the answer is No, provide a brief statement below explaining the basis for the conclusion. If the answer is Yes, provide a description of the adverse effects (minor and significant effects), the species or habitat affected, and any coordination between the state and the USFWS or NMFS. OCRM will not approve a project that USFWS or NMFS has determined will have a significant adverse affect on threatened or endangered species or critical habitat. *(If you need additional room attach a supplemental sheet to the checklist)*

The proposed project of purchasing property to prevent future fragmentation and conversion to other uses will permanently protect the critical habitat on which threatened and endangered species rely for survival.

14. Magnuson-Stevens Fishery Conservation and Management Act:

Could the proposed project have significant adverse impacts on essential fish habitat for federally managed fish? ☐ Yes ☒ No

15. National Environmental Policy Act:

a. The proposed project may significantly affect the human environment.
☐ Yes ☒ No

b. The proposed project involves unresolved conflicts concerning alternative uses of available resources. ☐ Yes ☒ No

c. This action would have significant adverse effects on public health and safety.
☐ Yes ☒ No

d. This action will have highly controversial environmental effects. ☐ Yes ☒ No

e. This action will have highly uncertain environmental effects or involve unique or unknown environmental impacts. ☐ Yes ☒ No

f. The project will have significant adverse impacts on other natural resources not covered elsewhere in this checklist, e.g., beaches and dunes, wetlands, estuarine areas, wildlife habitat, wild or scenic rivers, reefs, or other coastal resources. ☐ Yes ☒ No

g. The project will have insignificant effects when performed separately, but will have significant adverse cumulative effects. ☐ Yes ☒ No

If the answer to any one subpart is Yes, then an Environmental Assessment (EA) or Environmental Impact Statement (EIS) may be required. For items answered Yes, provide a description of the resource(s) affected and the nature and scope of the effects. *(If you need additional room attach a supplemental sheet to the checklist)*

16. Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970:

If the proposed project involves the acquisition and/or modernization of real property, will the proposed project cause the displacement of:

- a. persons, ☐ Yes ☒ No
b. businesses, or ☐ Yes ☒ No
c. farm operations? ☐ Yes ☒ No

If the answer to any of the above is yes, provide an explanation of the number of displaced persons, including businesses and farm operations; what fair and reasonable relocation payments and advisory services will be provided to any displaced persons; and what

provisions will be made to ensure that safe, decent, and sanitary replacement dwellings will be available to such persons within a reasonable period of time prior to displacement. *(If you need additional room attach a supplemental sheet to the checklist)*

17. Handicapped accessibility:

Will the proposed project be handicapped accessible?

_____ Yes _____ No X N/A

If No or N/A, provide a brief explanation as to how the project meets ADA handicapped accessibility requirements. *(If you need additional room attach a supplemental sheet to the checklist)*

18. Environmental Justice:

Will the project have disproportionately high and adverse human health or environmental effects on minority or low-income populations? _____ Yes X No

19. State, Local and Tribal Laws:

The project is consistent with state, local, and tribal laws to protect the environment.

 X Yes _____ No

20. Environmental Hazards:

Does the proposed property require evaluation and disclosure of known environmental hazards from prior use or operations? _____ Yes X No

If yes, discuss below what type of contamination is on the site, or suspected to be on the project site and the status of clean-up activities. *(If you need additional room attach a supplemental sheet to the checklist)*

21. Public Coordination:

Has the proposed project been subject to public review and coordination through a public notice or other public review process? _____ Yes X No

If "yes," please describe below, or attach a description to the checklist, of the results of that process and note when the coordination occurred. If "no," please explain. *(If you need additional room attach a supplemental sheet to the checklist).*

OMB Control #0648-0459, expires 4/30/2006. NOAA is requesting this information in order to adequately assess the eligibility of proposed projects. The public reporting burden for this collection of information is estimated to average 10 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Elaine Vaudreuil, OCRM, 1305 East-West Hwy (N/ORM), Silver Spring, Maryland

20910. This reporting is authorized under P.L. 107-77. Information submitted will be treated as public record. Notwithstanding any other provision of the law, no person is required to respond to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection displays a currently valid OMB Control Number.

JENNER HEADLANDS

Sonoma County, California

Project Description

Introduction

Acquisition of the Jenner Headlands is the most significant opportunity along the Sonoma Coast to protect an important area with unique and diverse conservation, recreation, ecological and aesthetic values. This 5,630-acre property is threatened by conversion to rural residential development, placing its extraordinary resources in peril. This acquisition is a critical link in completing a 30-mile long conservation corridor from Bodega Head to Fort Ross.

The Sonoma County coast is recognized throughout the world as a place of spectacular scenic beauty, abundant recreational opportunities and diverse natural resources. Over three million visitors from around the world are attracted to and visit this landscape every year. Protection of this scenic region continues to be a high priority for local, state and federal public agencies and private conservation organizations. The attached location map identifies the recent cooperative acquisitions in this region, which have led to significant expansion of Sonoma Coast State Beach, and an increase in protected private land. These projects are the result of collaborative efforts between public and private organizations, which include the Sonoma Land Trust, Sonoma County Agricultural Preservation and Open Space District, State Coastal Conservancy, State Department of Parks & Recreation, State Department of Fish & Game, State Wildlife Conservation Board, LandPaths, Stewards of the Coast and Redwoods, and Coastwalk. Last year this community of partners celebrated the long-awaited acquisition of Willow Creek, which increased the Sonoma Coast State Beach by 3,373 acres and protected an additional 515 acres of resource lands through a conservation easement. We have now turned our sights north of the Russian River to the largest and most significant acquisition opportunity along the Sonoma Coast – Jenner Headlands.

Due to the popularity, interest and desire to live near and visit this beautiful area of the country, the unprotected areas of the coast remain vulnerable to the increasing threats of fragmentation and conversion to development. Jenner Headlands, with its proximity to the Bay Area and its scenic beauty, exemplifies this threat. The property owners are currently processing certificates of compliance, which, when approved, will allow them to fragment the property into 44 separate parcels without any further local subdivision approval requirements. The intense demand for home sites on the California coast practically guarantees that this property will be developed unless it is acquired for the benefit of the public.

Jenner Headlands, the backdrop to the town of Jenner -- a nationally recognized destination -- is a spectacular coastal property that offers multiple public benefits, including over 5,600 acres of varied habitat types that harbor rare plant, animal and bird species, sweeping vistas of coastline and forested ridges, and spectacular recreational opportunities. Its immediate adjacency to Sonoma Coast State Beach and other protected lands create the opportunity for unique recreational trail connections and significant intact, contiguous wildlife corridors.

The dramatic and stunning coastal terraces and heavily forested ridge tops are highly visible by drivers as they drive along over 10 miles of Coastal Highway 1, by kayakers and other paddlers floating on the Russian River, and by hikers and horseback riders using many of the existing trails located in Sonoma Coast State Beach and other protected lands adjacent to and near the property.

Much of the property is designated as Significant Natural Area the California Department of Fish and Game (CDFG), and contains numerous and diverse habitat types, from the rolling coastal prairie shelf to dense redwood/ Douglas-fir conifer forests, thick oak woodlands interspersed with open meadows, chaparral at the higher elevations and 1200-foot ridge tops, wetlands scattered throughout the property, and intact riparian corridors suitable for Coho rearing. Jenner Gulch, Russian Gulch, Austin Creek and Sheephouse Creek, whose watersheds are within this property, are anadromous fish streams, the latter being one of three locations of CDFG's Coho salmon re-introduction program. Jenner Gulch is also the water source for the 170 residents of Jenner. This complex mosaic of habitats provides a vast, contiguous region for resident and non-resident fish and wildlife species. In addition to the abundant common animal species, identified species of special concern located on the property include northern spotted owl, red tree vole, bank swallow, steelhead, and Coho salmon.

This property also offers exceptional new recreational opportunities as well as opportunities to improve existing access. As part of Sonoma Coast State Beach, California Department of Parks and Recreation (CDPR) owns the land adjacent to Jenner Headlands and west of Highway 1 from Russian Gulch almost to Jenner. Access to this narrow coastal terrace with bluffs surrounding unnamed coves is limited. Many of the trails are hazardous and the existing use is eroding the bluffs. The acquisition of Jenner Headlands will provide a safer and more scenic coastal trail route along the approximate 2.5 miles between Russian Gulch and Jenner.

Property Interest to Be Acquired/Acquiring Agency

The landowners are interested in selling their fee simple interest in the property. We are in the early stages of negotiating the transaction, and the final structure will depend upon the varying interests and capacities of the participating partners. The project is likely to include a combination of both fee simple and conservation easement interests. CDPR has expressed a strong interest in acquiring the coastal terrace area (approximately 1500 acres) and is in the process of conducting an internal analysis. Additionally, the Sonoma County Agricultural Preservation and Open Space District (SCAPOS) has indicated its strong interest in holding either fee simple or a conservation easement interest in the entire property. CDPR and SCAPOS have partnered on many properties throughout Sonoma County, where SCAPOS has taken title to properties for an interim period, and later transferred title to CDPR. This project may be similarly structured.

Consistency with CELCP Goals

Due to its large size, diverse habitats and crucial location, this project overwhelmingly meets and will considerably further the ecological, conservation, recreation and aesthetic goals of the CELCP program.

Ecological Protection:

Acquisition of the property, much of which is designated as Significant Natural Area by CDFG, will protect over 5,600 acres of a complex mosaic of habitat types (see attached map). There are approximately 1,500 acres of coastal prairie/open meadow habitat, the majority of which is located along the coastal terrace area adjacent to Highway 1. The remaining 4,100 acres in the westerly portion of the property is heavily wooded with redwood forest, redwood/Douglas-fir forest, and oak woodlands. Chaparral habitat is located at the higher elevations of the property.

Portions of eight watersheds and their numerous, significant riparian corridors are found on the property. Russian Gulch, Jenner Gulch, Austin Creek and Sheephouse Creek are anadromous fish creeks, and have been identified as Priority Riparian Corridors in SCAPOSD's Acquisition Plan 2000. Almost the entire headwaters of Sheephouse Creek are located on the property – Sheephouse Creek is one of three creeks in the Russian River basin used by CDFG for the re-introduction of Coho Salmon. Protection of the headwaters to prevent sedimentation in Sheephouse Creek will support and enhance this multi-agency effort to successfully reintroduce Coho in this area. Two known nesting sites of the northern spotted owl are on this property, and other species of special concern have been identified -- red tree vole, bank swallow, steelhead, and Coho salmon. The area also has the potential to support other species of special concern, including, bald eagle, golden eagle, osprey, American peregrine falcon, marbled murrelet, northern red-legged frog, Northwestern pond turtle, California freshwater shrimp, North Coast semaphore grass, and swamp harebell. Many non-listed species are known to use the habitat on the property – mountain lion, deer, bobcat, fox, river otter, pileated woodpecker, song birds, and numerous rodents. This acquisition will provide an essential ecological link between Sonoma Coast State Beach and the Sonoma Land Trust's Little Black Mountain Preserve, ultimately resulting in a 6000+ -acre contiguous, intact, complex ecological coastal system – from the ridge tops to the ocean.

Conservation Linkages/Expansion:

This property is the next significant collaborative acquisition opportunity along the Sonoma Coast. Numerous local and state plans (described below) call for the continued conservation of the Sonoma Coast. The property is adjacent to Sonoma Coast State Beach (10,000+ acres and 17 miles of coastline) and in close proximity to SLT's Little Black Mountain Preserve (560 acres). Due to its mix of high ecological, recreation and scenic values, the project is a high priority for many state and local agencies as it will perpetually contribute significant wildlife preserve areas and provide essential recreational and habitat linkages between the already protected lands in this area. While the protection of this renowned scenic coastal terrace area, seen and visited by over 3 million people on an annual basis, would be a unique opportunity in and of itself, the

accumulative result of this acquisition will be over 30 miles of a relatively unbroken stretch of preserved land from Bodega Head to Fort Ross.

Recreation:

The acquisition of this property will significantly improve the California State Coastal Trail and provide more opportunities for access to coastal resources. As part of Sonoma Coast State Beach, CDPH owns the land adjacent to Jenner Headlands and west of Highway 1 from Russian Gulch almost to Jenner. Access to this narrow coastal terrace with bluffs surrounding unnamed coves is limited. Many of the trails are hazardous and the existing use is eroding the bluffs. The acquisition of Jenner Headlands will provide a safer and more scenic coastal trail route along the approximate 2.5 miles between Russian Gulch and Jenner. In addition, with more and more visitors to and users of Sonoma Coast State Beach every year, the demand for more recreation land will increase. To avoid degradation of our existing parks from overuse, there is a continuous need to provide enough opportunities to support the increasing demand. This acquisition will increase the size of the Sonoma Coast State Beach by at least 1,500 acres.

Aesthetic:

Jenner is a well-known destination spot along the Sonoma Coast. The picturesque small town of 170 residents was built in the early part of the 20th century, originally as a timber town. The small, historic homes and few businesses are nestled between the Russian River and the coastal terraces. Driving north on the two-lane Scenic Coastal Highway 1 (county-designated scenic corridor and an eligible state scenic highway), the town and its headlands can be seen from several areas along the curving road from about four miles south of the Russian River. Jenner and its surrounds continue to be visible as the Highway curves inland and runs along the Russian River, crosses a bridge and then heads back out along the river and through the town of Jenner. It then turns north to begin its meander along the Sonoma Coast toward historic Fort Ross. For the next 2.5 miles, the highway runs along the property boundary, and the property becomes even more strikingly visible as Highway 1 winds its way down and around Russian Gulch and then up to Vista Point. In addition to the extraordinary view from many points along this scenic highway, the property is also highly visible from many recreational and coastal access points, including the trails in Sonoma Coast State Beach (Goat Rock Beach, Willow Creek, Red Hill, Vista Point), and Little Black Mountain Preserve. Paddlers along the Russian River Scenic Corridor also take in the view from their vantage point just south of the property.

Relevance to CELCP and Other State, Regional and Local Plans

The draft California CELCP Conservation Plan (September, 2005) includes a description of California CELCP priorities for future use of CELCP funds. The priorities are based on existing public plans prepared by local, state and federal agencies which provide guidance for where further public action is needed to protect, restore, enhance or utilize coastal resources. The studies referred to in the Plan provide a basis for future CELCP grant applications for land acquisition grant funds and each grant application will be required to identify the degree to which the proposed acquisition would implement the provisions of one or more of these studies.

Protection of scenic, ecological and recreational resources on Jenner Headlands has been specifically identified and recognized in many local plans, and is consistent with the goals and objectives of numerous statewide plans. The table below identifies over ten local, regional and state plans which support the California CELCP priorities and the Jenner Headlands acquisition.

Local, Regional and State Plans

Sonoma County General Plan (1989)	<ul style="list-style-type: none">• Property designated as part of the Sonoma Coast, Russian River Area Scenic Landscape Unit.• Highway 1 designated as Scenic Corridor
Sonoma County Agricultural Preservation and Open Space District, Acquisition Plan 2000	<ul style="list-style-type: none">• 3,500 acres designated as Priority Forest Land;• Russian Gulch, Jenner Gulch, Sheephouse Creek and Kidd Creek designated as Priority Riparian Corridors.
Sonoma County Local Coastal Plan (2001)	<ul style="list-style-type: none">• Project supports recommendations outlined in Environmental Resource Section (III), Resources Section (IV), Recreation (V), Visual Resources and Land Use (VII).• <u>Identified Sanctuary-Preservation Areas:</u><ul style="list-style-type: none">• Russian Gulch stream• Riparian corridors of Russian Gulch, Jenner Gulch and the Russian River north edge Rocky intertidal area.• <u>Conservation Areas:</u><ul style="list-style-type: none">• Little Black Mountain (located to the north of and, via the concurrent Pole Mountain Conservation Project, connected to this project.)• <u>Recreation – North Jenner Beach:</u><ul style="list-style-type: none">• The State owns all the land west of Highway 1 from Russian Gulch almost to Jenner. This is a narrow coastal terrace with

	bluffs surrounding several unnamed coves. Use of this area is limited. Many of the trails are hazardous and existing use is eroding the bluffs. Purchase of this property will provide a safer and more scenic coastal trail route from Russian Gulch to Jenner.
Russian River/North Coast Parcel Analysis (2002).	<ul style="list-style-type: none"> • Property identified as a Conservation Opportunity. • Much of the area designated as a Significant Natural Area by CDFG's Wildlife and Habitat Data Analysis Branch.
Completing the California Coastal Trail (2003)	Public use of the blufftop would provide a safer Coastal Trail segment.
The California Outdoor Recreation Plan (2002).	Recommends land acquisition in providing additional outdoor recreational areas and resource protection, given the increasing population growth, not only in California, but recognizing California as a recreational destination. CDPR is currently in the process of developing a General Plan for the Sonoma Coast Beach State Park. A draft plan is anticipated in early 2006, with a final plan anticipated in mid-2006.
California State Parks Natural Resource Acquisition Program	<p><u>Project fulfills the following Selection Characteristics:</u></p> <ul style="list-style-type: none"> • <u>Landscape/Habitat Linkages.</u> Linking existing units of State Park lands to other large blocks of protected habitat. • <u>Watershed Protection.</u> Properties that contribute to long-term protection of significant watersheds adjacent to the State Park lands. • <u>Under-Protected Habitat Types – Coastal Prairie.</u> Protection of large areas of under-protected major habitat types in California. Coastal Prairie on the Sonoma Coast is an identified on the Under-Protected California Habitat Types Map. • <u>Buffers to Existing State Parks Wildlands.</u> Meaningful buffer properties to reduce present/future impacts to existing high value State Parks natural resource lands.
The State Coastal Conservancy's Strategic Plan of 2003	<p><u>Furtheres the following Goals:</u></p> <ul style="list-style-type: none"> • <u>Goal 1.</u> Develop the coastal trail as a major new recreational amenity, tourist attraction and alternative transportation system, especially in urban areas.

	<ul style="list-style-type: none"> • <u>Goal 2.</u> Develop a system of coastal public accessways, open space areas and parks. • <u>Goal 3.</u> Restore coastal waterfronts. • <u>Goal 4.</u> Acquire significant coastal resource properties, which connect existing public lands to provide larger contiguous blocks of habitat and wildlife corridors; support regional plans on endangered species; and preserve scenic vistas, agricultural lands and open space, especially near urban areas. • <u>Goal 5.</u> Protect, restore and enhance biological diversity in coastal areas including stream corridors, redwood forest, oak woodlands, Douglas fir forests and coastal prairie. • <u>Goal 6.</u> Improve water quality, habitat and other coastal resources within coastal watersheds and the ocean by developing projects that help anadromous fish, implement state non-point source water pollution control plans, or further endangered species recovery plans or affect significant coastal resources.
The Bay Area Regional Open Space Vision Maps	The property lies within an area identified as the Lower Russian River and Watershed Area of Interest.
The Recovery Strategy for California Coho Salmon (2004).	<p><u>Recovery Units (Section 6.38):</u></p> <p>Sheephouse Creek is one of three reintroduction creeks in the Russian River for CDFG's, NOAA's and USACE's captive Coho salmon broodstock program at Warm Springs Hatchery.</p> <p><u>Watershed Recommendations (Section 8.41):</u></p> <ul style="list-style-type: none"> • <u>RR-GU-03:</u> Supplement first priority barren streams as part of the Coho salmon broodstock program. Within the Guerneville HAS, these streams include Willow, Sheephouse, Freezeout, Dutchbill and Green Valley creeks. • <u>RR-GU-04:</u> Acquire from willing sellers conservation easements or land in fee title in habitat essential for Coho salmon.
The Steelhead Restoration and Management Plan for California (1996)	“Acquiring lands or easements to protect critical areas should be a high priority. Ownership of a critical area is the most secure strategy for protecting habitat.” Management Plan, Habitat Restoration, P. 78.

Manageability of the Project Site

Much of this area of Sonoma County, including this property, has historically been and is currently used for grazing and forest resources. Immediately surrounding this property are similar types of lands being used for grazing and forestry, a rural residential subdivision of parcels averaging 40 acres in size, and, between its southerly boundary and the Russian River, the small town of Jenner, a community of 170 residents.

Our investigations thus far in this project have not revealed a need for significant remediation to fulfill the project goals of protecting the ecological, aesthetic and recreational resources of this property. Over the past five years, the landowners have been upgrading, storm proofing, and, where appropriate, decommissioning and abandoning the roads on the property to prevent erosion into the streams. The rich and varied plant and animal communities on the property clearly reflect the condition of the habitat. Much of the property is designated by CDFG as a Significant Natural Area, and the presence of many animal species, including mountain lion, on the property is a reflection of the high quality wildlife habitat that exists. It is also evidence that the historic and current uses of the property for grazing and timber harvests have been exercised in a manner that maintains the integrity of natural resources. The property supports multiple species of special concern, which rely on large, intact, ecosystems. Another indicator of healthy riparian habitat with appropriate canopy cover, temperatures and large woody debris, is the presence of threatened fish species in the creeks on the property. In addition to portions of Russian and Jenner Gulch, the headwaters of Sheephouse Creek, is located on this property. Sheephouse Creek is one of three streams within the Russian River watershed which has been selected by CDFG for its Coho Reintroduction program.

The aesthetic qualities of the property, too, have been protected via its current management. The vistas of the property from roadways and trails in adjacent parks are of uninterrupted rolling hills of coastal prairie and mature forests in the riparian areas and ridge tops.

Long-term Use of the Site

If the property is acquired by CDPR, it will be incorporated into the Sonoma Coast State Beach, which provides multiple recreational opportunities to over three million visitors each year, including hiking, nature study and educational activities. The recreational component will be compatible with and protect the natural and aesthetic resources of the property. In the past, SCAPOSD has acquired and held properties for an interim period for later transfer to CDPR. In such events, SCAPOSD manages the property in a manner consistent with the goals of CDPR. If the property is acquired and held by SCAPOSD without the intent to transfer it to CDPR, it will likely be managed in a similar manner to its other fee holdings – public access for recreation which is compatible with and protects the natural and aesthetic resources of the property.

Threat of Conversion

The property is at risk of being fragmented into potentially 44 separate parcels and ultimately lost to the development of rural residential home sites. The landowners are currently in the process of securing up to 44 Administrative Certificates of Compliance -- formal recognition of separate existing legal lots of record. The Certificates enable the landowner to sell the legal lots without obtaining any additional subdivision approvals from the County.

Project Readiness/ Project Schedule

SLT, working with SCAPOSD, is appraising the property and has just finalized the RFP for the land and timber appraisals. The appraisal and appraisal review should be completed by June 2006, and the negotiations with the landowners will be completed and a contract in place by December 2006. Title review and other due diligence will be completed during the negotiations and contract period. During the next twelve months the other partners will determine their level of participation and we will secure the additional funding necessary to close the transaction by the end of 2007.

Ability to Acquire Land/Sonoma Land Trust

Founded in 1976, the Sonoma Land Trust has a lengthy, strong track record of structuring complex, multi-owned, multi-funded perpetual conservation transactions. Our most recent example is the Sonoma Baylands – an historic \$18 million acquisition of 2,327 acres located where Sonoma County meets San Pablo Bay. This transaction represents the Bay Area's largest acquisition since the State of California's purchase of the Cargill salt ponds in 2003. Working with three owners and three separate, contiguous tracts, SLT negotiated three separate transactions, conducted all the due diligence, secured funding, and closed all three transactions within two months of each other. Funding partners for that project include: The State Coastal Conservancy, via a CELCP NOAA Grant (\$500,000), Sonoma County Agricultural Preservation and Open Space District (\$2.6 million), State Wildlife Conservation Board (\$8 million), and The Gordon and Betty Moore Foundation (\$5.932 million).

The Sonoma Land Trust holds over 30 conservation easements on more than 6000 acres, including forest land, agricultural land and "forever wild" areas. The Land Trust also owns over a dozen properties and preserves, including the 560-acre Little Black Mountain Preserve, located just north of the Jenner Headlands project, and over 4000 acres along Highway 37 where Sonoma County meets San Pablo Bay. Counting conservation easements, preserves and lands acquired for public agencies such as California State Parks, the Sonoma Land Trust has protected over 17,000 acres.

The Acquisition Team at the Sonoma Land Trust consists of:

- Ralph Benson, Executive Director. Prior to joining the Land Trust in 2003 as its Executive Director, for over 20 years, Ralph was the Executive Vice President and Chief Operating Officer of the Trust for Public Land. He has national and international experience working on large complex conservation transactions.

- Wendy Eliot, Conservation Director. With 16 years of land conservation experience, Wendy was the project manager for the Land Trust's most recent complex transaction in the Sonoma Baylands, where she negotiated the transactions and worked with public and private funding partners to add an additional 2,327 acres for a total of over 4,000 acres of protected land in this area of the county.
- Amy Chesnut, Acquisitions Director. Amy has been involved with and facilitated land conservation transactions for approximately 15 years for several non-profit and government agencies, including The Nature Conservancy, The Pacific Forest Trust, Metro and the Sonoma County Agricultural Preservation and Open Space District.

Ability to Manage Land

“The California Department of Parks and Recreation manages more than 270 park units, which contain the largest and most diverse natural and cultural heritage holdings of any state agency in the nation. Responsible for almost one-third of California's scenic coastline, California State Parks manages the state's finest coastal wetlands, estuaries, beaches, and dune systems. Our workplace consists of nearly 1.4 million acres, with over 280 miles of coastline; 625 miles of lake and river frontage; nearly 15,000 campsites; and 3,000 miles of hiking, biking, and equestrian trails. The California State Department of Parks & Recreation manages the state's park lands for public recreation which is compatible with the natural, cultural and aesthetic resources of the lands.” *California Department of Parks and Recreation [online]*.

Since its creation in 1990, the Sonoma County Agricultural Preservation and Open Space District has protected over 67,000 acres of land in Sonoma County. It owns and manages approximately 9,000 acres in fee with a permanent dedicated stewardship staff. The lands are managed for a variety of purposes, including public access which is compatible with natural and aesthetic resource protection.

Potential Partners/Project Supporters

The Sonoma Land Trust is taking the lead to structure the conservation transaction on behalf of the West County Coastal Collaborative Acquisition Working Group, headed by the State Coastal Conservancy. Members of the WCWG and supporters of this project include: Sonoma County Agricultural Preservation and Open Space District, California State Coastal Conservancy, California State Department of Parks & Recreation, California Department of Fish & Game, California State Wildlife Conservation Board, LandPaths, Stewards of the Coast and Redwoods, Sonoma County Regional Parks Department, Coastwalk, Trust for Public Land, and The Nature Conservancy. There are many other individual and organizations which support this acquisition, including: Sonoma County Supervisor Mike Reilly, State Senator Wes Chesbro, and the Jenner Water Citizens Advisory Committee.

Concurrent Conservation Project (Pole Mountain)

Pole Mountain, the highest point on the Sonoma Coast range is located on the 240-acre property between SLT's Little Black Mountain Preserve and the Jenner Headlands Project. The Sonoma Land Trust is working with the owners of this property to structure a concurrent conservation project so that there will be ultimately be large, intact, preserved area of diverse habitats from the Coastal Prairie on the Jenner Headlands project up to the oak woodland covered peak of Pole Mountain and beyond to Little Black Mountain.

JENNER HEADLANDS
Sonoma County, California

BUDGET

Total Cost of Acquisition: \$25,335,000 (approximately)

Total Funding Requested from the CELCP: \$3,000,000

PROJECT BUDGET TABLE

CATEGORY	TOTAL AMOUNT	OTHER POTENTIAL FUNDING SOURCE	FUNDS ALREADY EXPENDED?
Land Acquisition	\$25,000,000 +	SCAPOS, SCC, WCB, CDPR	No
Contracts:			
Land Appraisal	\$25,000	SCAPOS (Committed)	No
Timber Appraisal	\$15,000	SCAPOS (Committed)	No
Appraisal Review	\$5,000	SCAPOS (Committed)	No
Phase I Environmental Assessment	\$5,000	SCAPOS	No*
Baseline Documentation	\$15,000	SCAPOS, SCC, WCB, CDPR	No*
Title Review/Opinion	\$10,000	SCAPOS, SCC, WCB, CDPR	No*
Legal Services	\$10,000	SCAPOS, SCC, WCB, CDPR	No*
Salaries and Benefits (Project Administration, Negotiation, Management, Document Preparation)	\$250,000	SCAPOS, SCC, WCB, CDPR	Partially*
Total Project Budget:	25,335,000		

***Pre-award Costs.** We respectfully request that the CELCP grant award include the reimbursement of expended pre-award costs.

SCAPOS: Sonoma County Agricultural Preservation and Open Space District

SCC: California State Coastal Conservancy

WCB: California State Wildlife Conservation Board

CDPR: California State Department of Parks and Recreation

CELCP BUDGET TABLE

In this table, please identify the costs associated only with requested CELCP funding and match.

CATEGORY	FEDERAL SHARE	STATE/LOCAL SHARE	TOTALS
Land Acquisition	\$2,850,000	\$22,150,000	\$25,000,000
Contracts:			
Land Appraisal		\$25,000	\$25,000
Timber Appraisal		\$15,000	\$15,000
Appraisal Review		\$5,000	\$5,000
Phase I Environmental Assessment		\$5,000	\$5,000
Baseline Documentation	\$15,000*		\$15,000
Title Review/Opinion	\$10,000*		\$10,000
Legal Services	\$10,000*		\$10,000
Salaries and Benefits (Project Administration Negotiation, Management, Document Preparation)	\$115,000*	\$135,000	\$250,000
Total:	\$3,000,000	\$22,335,000	\$25,335,000

***Pre-award Costs.** We respectfully request that the CELCP grant award include the reimbursement of expended pre-award costs.

Land Acquisition Costs

The appraisal process for the property is just getting underway. The anticipated acquisition cost of this project may be in excess of \$25 million. Recognizing that there are a number of significant issues related to the appraiser's final conclusion of value, this estimate is based on the estimated timber resource and the potential marketable parcels established through approximately 44 Administrative Certificates of Compliance.

The cost of the acquisition is large. If funds are not available to complete the entire acquisition at one time, the owners have agreed to phase the acquisition. In this event, Phase I would include all of the coastal area, and the lands lying within the Jenner Gulch watershed. The cost of the Phase I acquisition would likely be a minimum of \$10 million and would therefore be sufficient to match NOAA's funding under this grant. The appraisal design will include sufficient information to enable the transaction to be structured in this manner.

Matching Funds

This project is strongly supported by several state and local agencies and they are in the process of determining their level of participation. We anticipate structuring this project in a similar fashion to the Willow Creek transaction, located just south of this project. It closed in 2005 and

was incorporated into CDPR's Sonoma Coast State Beach. That acquisition was purchased for \$20.56 million with funds from State Coastal Conservancy (\$4.187 million), Sonoma County Agricultural Preservation and Open Space District (\$10 million), State Department of Parks & Recreation (\$2.187 million), and the State Wildlife Conservation Board (\$4.186 million).

Given the expressed support of this project from the following agencies, matching funds for the remainder of the purchase price and project costs will be sought from:

State Coastal Conservancy:	20%
SCAPOS	50%
State Department of Parks & Recreation	10%
State Wildlife Conservation Board	20%

Other Costs

The direct costs for the acquisition include the standard costs of due diligence – appraisals, environmental assessments, title review/opinion, legal fees and other potential studies and analyses of the property. The salaries and benefits are for the administration and negotiation of the transaction, performing the due diligence and coordinating the project partners to facilitate a smooth closing. We respectfully request that the CELCP grant award include the reimbursement of expended pre-award costs.



Jenner Headlands as viewed from South. Photo: Stephen Joseph



Jenner Headlands and Russian River from the Northeast. Photo: Stephen Joseph



On site, looking South over the Russian River and Sonoma Coast State Beach toward Bodega Head in the distance. Photo: Amy Chesnut



Looking towards Jenner Headlands, from the Red Hill addition to the Sonoma Coast State Beach. Photo: Stephen Joseph



Sonoma County Supervisor Mike Reilly; Landowners Ollie Edmund and Henry Alden; and Members of the West County Coastal Collaborative Acquisition Working Group, headed by the State Coastal Conservancy.



*With the Pacific Ocean as a backdrop, Senator Wes Chesbro, Landowner Henry Alden, and Ralph Benson, SLT Executive Director, discuss the project attributes.
Photo: Amy Chesnut*